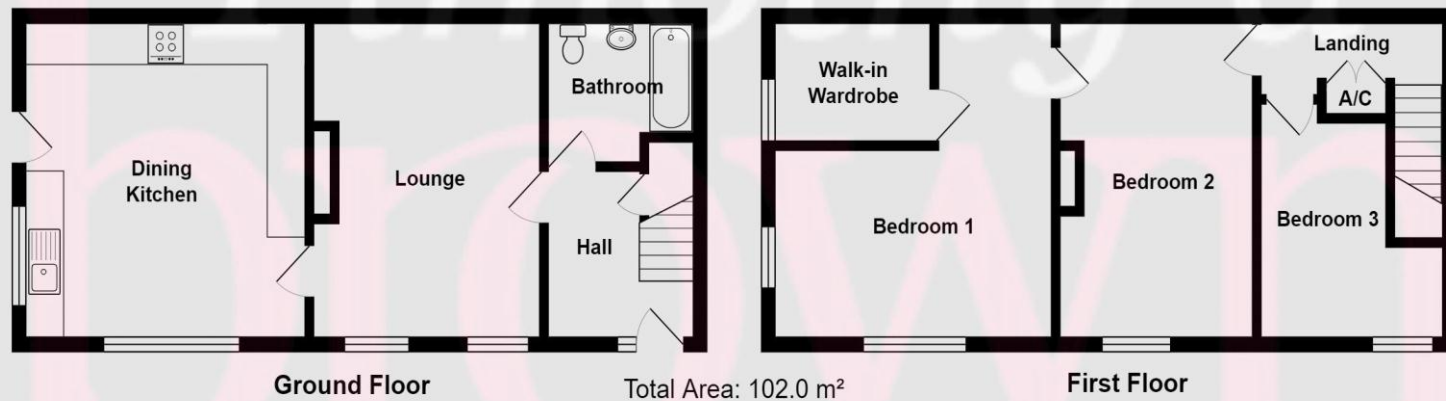


All contents, positioning & measurements are approximate and for display purposes only
Plan produced by Thorin Creed



Energy performance certificate (EPC)

Smithy Cottage Rushton Spencer MACCLESFIELD SK11 0SE	Energy rating E	Valid until: 6 August 2033 Certificate number: 0300-2083-4280-2107-3951
Property type	Semi-detached house	
Total floor area	102 square metres	

Rules on letting this property

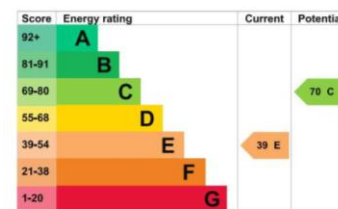
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is E. It has the potential to be C.

See [how to improve this property's energy efficiency](#).



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Disclaimer
Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and/or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.



2-4 West Street Congleton Cheshire CW12 1JR
Tel: 01260 271255 Email: contact@timothyabrown.co.uk



Valuers & Estate Agents, Surveyors, Residential & Commercial Management
Timothy A. Brown Limited, Reg. in England and Wales No. 8809349
Reg. Office: 2-4 West Street, Congleton, Cheshire CW12 1JR

Smithy Cottage,
Rushton Spencer, Macclesfield,
Cheshire SK11 0SE

Offers in the Region Of £280,000

- DELIGHTFUL 19TH CENTURY STONE BUILT SEMI DETACHED RESIDENCE
- THREE BEDROOMS
- LARGE LOUNGE
- STUNNING MODERN DINING KITCHEN
- GROUND FLOOR MODERN BATHROOM
- EXTENSIVE LAWNED GARDENS
- PRIVATE DRIVEWAY WITH PARKING FOR UP TO 4 CARS
- SOUGHT AFTER RURAL VILLAGE OF RUSHTON SPENCER

A DELIGHTFUL 19th CENTURY STONE BUILT SEMI DETACHED RESIDENCE (COMPLETELY RENOVATED AND EXTENDED IN THE 1980'S AND EXTENDED AGAIN IN THE 1990'S)

LOVINGLY MAINTAINED. THREE BEDROOMS. POTENTIAL FOR AN EN SUITE. DOWNSTAIRS BATHROOM (REPLACED IN 2017). RECEPTION HALL. LARGE LOUNGE. STUNNING DINING KITCHEN (FULLY REPLACED IN 2016). PRIVATE DRIVEWAY FOR FOUR VEHICLES (ACROSS THE ROAD). GARDENS EXTENDING TO THE SIDE. SEMI RURAL HAMLET OF RUSHTON SPENCER.

You know when a property is sure to create a stir - well here we have it! A fantastic and rare chance arises for the potential and fortunate new owner to purchase a country cottage in a lovely village on the Cheshire border. The locally sourced stone which features as the main build material used in the construction of this home, is naturally attractive and pleasing to the eye, with the property sitting in a well-balanced position with extensive side lawned gardens.

On entering, the reception hall is spacious, with staircase and doorway to the ground floor modern bathroom. The generous and cosy lounge is a pleasant room with open fire. The dining kitchen is a fabulous size and space, having been fully replaced with tasteful modern wood effect units in 'Dove Grey', natural granite preparation surfaces, an array of integrated appliances and

provides an abundance of storage. The first floor offers the THREE BEDROOMS (the master with a box room off which offers potential to create an ensuite shower room.

Outside and adjacent to the side is a paved terrace, ideal for alfresco dining, with steps up to the long lawned gardens which extend to approximately 100' in length. Opposite and across the road is a PRIVATE DRIVEWAY with parking for up to 4 cars.

The property has mains water and electricity. Heating and hot water is via a solid fuel back boiler complemented with electric storage heaters and hot water immersion cylinder.

Rushton Spencer is a sought after rural village, which boasts some local amenities, in particular its own primary school, classed as "outstanding" by Ofsted, with the centres of Congleton, Leek and Macclesfield just a short drive away.

Macclesfield is a thriving market town that provides a comprehensive range of shops, varied social and recreational amenities and good schools for children of all ages. For the commuter, Manchester International Airport and its connection with the North West motorway network are approximately thirty minutes away by car and the railway station in Macclesfield provides fast and frequent Intercity and commuter links with Manchester, London and the surrounding business centres.



The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE : Composite panelled door with double glazed upper panels.

HALL : Single panel central heating radiator. Quarry tiled floor. Stairs to first floor with under stairs store.

GROUND FLOOR BATHROOM 7' 7" x 6' 9" (2.31m x 2.06m): Modern white suite comprising: Low level W.C. with concealed cistern, ceramic wash hand basin set in vanity unit with double cupboard below and panelled bath with glass shower screen having electric shower over. Stone effect tiles to splashbacks. Electric storage heater. Slate effect floor.

LOUNGE 15' 3" x 12' 1" (4.64m x 3.68m): Two PVCu double glazed windows to front aspect. Exposed beams to ceiling. Cast iron feature fireplace with back boiler servicing hot water and central heating to radiators, set on quarry tile hearth with oak surround.

DINING KITCHEN 15' 10" x 14' 10" (4.82m x 4.52m): Dual aspect PVCu double glazed windows. Extensive range of modern wood effect eye level and base units in 'Dove Grey' having granite effect preparation surfaces over, with stainless steel single drainer sink unit inset. Built in 4 ring electric hob with electric double oven/grill below, with stainless steel extractor hood over. Integrated fridge and freezer, washing machine and dishwasher. Electric storage heater. 13 Amp power points. Oak effect floor. Composite panelled stable door to garden.

First Floor :

LANDING : Airing cupboard with immersion heater.

BEDROOM 1 14' 8" x 10' 7" (4.47m x 3.22m) extending to 16' 8" into door recess: Dual aspect PVCu double glazed windows. Electric storage heater. Single panel central heating radiator. 13 Amp power points.

BOX ROOM/POTENTIAL EN SUITE 8' 2" x 5' 9" (2.49m x 1.75m): PVCu double glazed window to side aspect.



BEDROOM 2 FRONT 15' 4" x 10' 3" (4.67m x 3.12m): PVCu double glazed window to front aspect. Exposed beams to ceiling and trusses. Single panel central heating radiator.

BEDROOM 3 FRONT 10' 7" x 9' 10" (3.22m x 2.99m) L-Shaped to max: PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Exposed oak beams and trusses.

Outside :

FRONT : Forecourt pathway with block wall to front border.

SIDE : Adjacent to the side of the property is a paved open gravel laid seating area with dry stone retaining wall and central steps to paved lawned gardens which extend to approx 100' in length, with a central wild meadow area. Space for timber garden shed. Running parallel to the rear boundary hedgerow is a pedestrian foot path to Rudyard Lake with the feeder canal adjacent. Across the road is a parking area, allowing parking for up to 4 cars with resident and vehicular right of access.

TENURE : Freehold (subject to solicitor's verification).

SERVICES : Mains electric and water. Septic tank drainage.

VIEWING : Strictly by appointment through sole selling agent **TIMOTHY A BROWN.**

LOCAL AUTHORITY: Staffordshire Moorlands

TAX BAND: D

DIRECTIONS: SATNAV SK11 0SE

